

## **Site Search Process and Selection**

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the applicant to submit a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” In accordance with this requirement, the description of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed Facility are provided below.

As a tower developer, Phoenix seeks out a site in an area based on its knowledge and understanding of existing weaknesses in the systems of the several wireless carriers operating in the area and/or consultation with individual carriers. A target area is chosen central to the area in which the coverage and/or capacity needs have been identified. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, likely address the identified problem. Phoenix’s goal is to locate sites that will provide for orderly integration into the existing wireless systems of multiple carriers. In this case, Pocket had previously initiated a search for a site in this area and identified the proposed location. Subsequently, Pocket agreed to pursue development of a site through Phoenix.

Phoenix is sensitive to State and local desires to minimize the construction of new towers, and does not initiate searches in areas with known acceptable structures. In the area of the Town, which is the subject of this site search, there are no existing towers, transmission line structures or other suitable structures. Any existing towers are too far from the target area to provide coverage specifically to the target area. This includes two towers at exit 12 in the Town, located on Washington Avenue, and another tower at exit 9 in the Town, located at 120 Universal Avenue.

In general, Phoenix first studies the area to determine whether there are industrial or commercial areas or areas which have appropriate environmental and land use characteristics. Potential locations are studied by radio frequency engineers to determine whether the locations will meet the technical requirements for a site in the area. The list of potential locations is further refined based on the willingness of property owners to make their property available. Analysis of potential environmental effects and benefits may further narrow the alternatives. In each site search, the weight afforded to relevant factors may vary depending on the nature of the area and the availability of potential sites.

The locations considered and the reasons locations other than the proposed Devine Street Site were not selected are outlined below:

1. Commercial property, 41 Stiles Lane. This is a large parcel owned by Pharmacea and Upjohn Company (c/o Pfizer). The property is apparently used for manufacturing activities and is secured with a security gate. The property owners have not responded to correspondence sent by Phoenix.

2. Stiles Lane Company, 33 Stiles Lane. The property owners have not responded to correspondence sent by Phoenix.

3. Marlin Firearms, 100 Kenna Drive. On November 13, 2000, the Town's Planning and Zoning Commission denied a site plan application submitted by AT&T Wireless Services regarding a proposed tower for this property. One of the concerns cited was the visual impact to nearby residents. The landowner has indicated it will not sign a lease until the Town demonstrates clear support for the project. Regardless, as evidenced by the Commission's letter, this property is within close proximity to nearby residential properties. It is also near wetlands. After reviewing both sites, Phoenix is confident that the Devine Street Site will have little or none of the visual impact that the Commission was concerned about with the Marlin Firearms site.

4. New York Central Lines LLC, (Map 52, Lots 1 and 2). These parcels are directly adjacent to the proposed Site. The parcels, however, are not suitable because of existing wetlands and salt marsh.

As a result, Phoenix has determined that the property owned by 424 Chapel Street LLC at 50 Devine Street, North Haven, Connecticut, 06473 (the "Property") is superior to other properties in the area. The Property is an approximately 6 acre parcel, significantly larger than others in the area. The Property is not adjacent to any residential neighborhoods. The existing vegetation and Route 40 affords the Property with significant screening. In addition, Phoenix will utilize an existing driveway for access to the proposed telecommunications facility.

The proposed Devine Street site (the "Facility") will enhance wireless service availability in the central part of the Town. Enhanced coverage provided by the Facility will allow subscribers to carriers using the Facility, such as Pocket Communications, to use voice and data services reliably as well as to connect to Emergency 911 services. The intended coverage area of the Facility includes residences and non-residences in the area as well as on Interstate 91, State Highway 40 and Wilbur Cross Parkway (State Highway 15). Additionally, the Facility will provide capacity relief for the current sites that presently cover this area from outer lying areas.